

HARRISBURG ZONING HEARING BOARD AGENDA

REGULAR MEETING

February 22, 2016 (MONDAY)

REV. DR. MARTIN LUTHER KING, JR. CITY GOVERNMENT CENTER

PUBLIC SAFETY AUDITORIUM, ROOM 213

6:00 PM

OLD BUSINESS:

- 2280 **Zoning Appeal for 115 North 2nd Street**, zoned Downtown Center (DC), filed by 114 Office Associates, c/o/John Brinjac, to appeal the zoning violation enforcement notice sent to the owner of the property on March 31, 2015. Per Section 7-305.7 of the Zoning Code, commercial parking lots are not a permitted use in the DC zone.
- 2301 **Zoning Appeal for 515 South 13th Street**, zoned Residential Medium-Density (RM), filed by Keystone Cab Service, Inc., to appeal the Zoning Officer's decision that the use of the property as a vehicle/vehicle parts storage yard is a violation of the Zoning Code. Per Section 7-305.7 of the Zoning Code, self-storage facilities, junk yards, automobile storage compounds, and auto repair shops are all prohibited uses in the RM zone. Per Section 7-321.2 of the Zoning Code, only lawfully operating nonconforming uses at the time of adoption of the Zoning Code may continue.
- 2304 **Variance for 240 North 3rd Street**, zoned Commercial Neighborhood (CN), filed by New Cingular Wireless, PCS, LLC d/b/a AT&T Mobility and St. John's Holdings, LLC, to install 6 (eventually 9) telecommunications antennae of less than 50 feet in height on the roof. Per Section 7-305.7 of the Zoning Code, Communications Towers/Antennae are not permitted in the CN zone.
- 2305 **Variance for 1101 Market Street**, zoned Institutional (INS), filed by Cellco Partnership d/b/a Verizon Wireless, to construct a 95' communications tower on site and for 7 feet of setback relief. Per Section 7-305.7, telecommunications towers are not permitted in the INS zone. Per Section 7-307.3 of the Zoning Code, side and rear yard setbacks within the INS zone must be 20 feet.
- 2307 **Zoning Appeal for 17 North 2nd Street**, zoned Downtown Center (DC), filed by Gary Brandeis of Market Square Plaza Associates, L.P., to appeal the Zoning Officer's decision that the property's commercial parking lot is not a permitted use. Per Section 7-305.7 of the Zoning Code, commercial parking facilities are not permitted in the DC zone.
- 2308 **Variance for 17 North 2nd Street**, zoned Downtown Center (DC), filed by Gary Brandeis of Market Square Plaza Associates, L.P., to lease parking spaces to third parties. Per Section 7-305.7 of the Zoning Code, commercial parking facilities are not permitted in the DC zone.

NEW BUSINESS

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- 2311 **Special Exception for 717 North 2nd Street**, zoned Commercial Neighborhood (CN), filed by Ben Andreozzi, to open an Escape Room. Per Section 7-305.7 of the Zoning Code, Commercial Recreation and Entertainment Facilities are not permitted in the CN zone. Per Section 7-303.11(b), uses not specifically prohibited may be established through a Special Exception.
- 2312 **Special Exception for 111 North Front Street**, zoned Riverfront (RF), filed by Ben Andreozzi, to request a reduction in off-street parking requirements. Per Section 7-327.6 of the Zoning Code, office uses require one off-street parking space for every 500 square feet of gross floor area. Per Section 7-327.8 of the Zoning Code, off-street parking may be reduced or waived by Special Exception.
- 2313 **Variance and Special Exception for 263 Reily Street**, zoned Residential Medium-Density (RM), filed by Anish Patel of Nish Properties, LLC, to establish a restaurant and request relief from associated off-street parking requirements. Per Section 7-305.7 of the Zoning Code, restaurants are not permitted in the RM zone. Per Section 7-327.6 of the Zoning Code, restaurants require one off-street parking space for every 200 square feet of gross floor area and one space for each employee. Per Section 7-327.8 of the Zoning Code, off-street parking may be reduced or waived by Special Exception.
- 2314 **Special Exception for 105 Locust Street, zoned Riverfront (RF)**, filed by Christopher Bowser of Bowser Properties, LLC, to convert office space into a one-unit apartment. Per Section 7-305.7 of the Zoning Code, multi-family dwellings are permitted by Special Exception in the RF zone.
- 2315 **Special Exception for 1100 South 20th Street**, zoned Residential Medium-Density (RM), filed by Jodey Smiley and Dale Laninga of Paxton Ministries, to construct a multi-family dwelling. Per Section 7-305.7 of the Zoning Code, multi-family dwellings are permitted by Special Exception in the RF zone.
- 2316 **Variance and Special Exception for 2400 Derry Street**, zoned Residential Medium-Density (RM), filed by Navtej Grewal of My Spot Market, Inc. to establish a grocery store and to waive associated off-street parking requirements. Per Section 7-305.7 of the Zoning Code, convenience stores are not permitted in the RM zone. Per Section 7-327.6, one off-street parking space is required for every 150 square feet of gross floor area and one space for each employee. Per Section 7-327.8, off-street parking may be reduced or waived by Special Exception.

ADJOURN